

# SKYLINE PARK

March 26, 2019



# OUTLINE

- Outline water problem in neighborhood
  - Show Video
  - Show Water flow map
  - Issues:
    - Detention Pod
    - Culverts and bar ditches not sufficient.
    - Utilizing City streets as drainage easement
    - Surface Runoff from Knob Hill Ct.
    - Skyline flow
- Numbers
  - Texas Statutes
  - Detention Pond #s
  - Easements on Knob Hill Ct.
  - Drainage through Laminar Flow Zone.

# GOAL / OBJECTIVE

## Goal

To provide the Argyle Town Council with a dashboard view of the urgent drainage issues facing the Skyline Park neighborhood.

## Objective

To work with the Council and other constituent entities as appropriate, to schedule a joint workshop as soon as possible to begin to identify, prioritize and work toward providing relief for the residents of Skyline Park.





# SURFACE RUN OFF

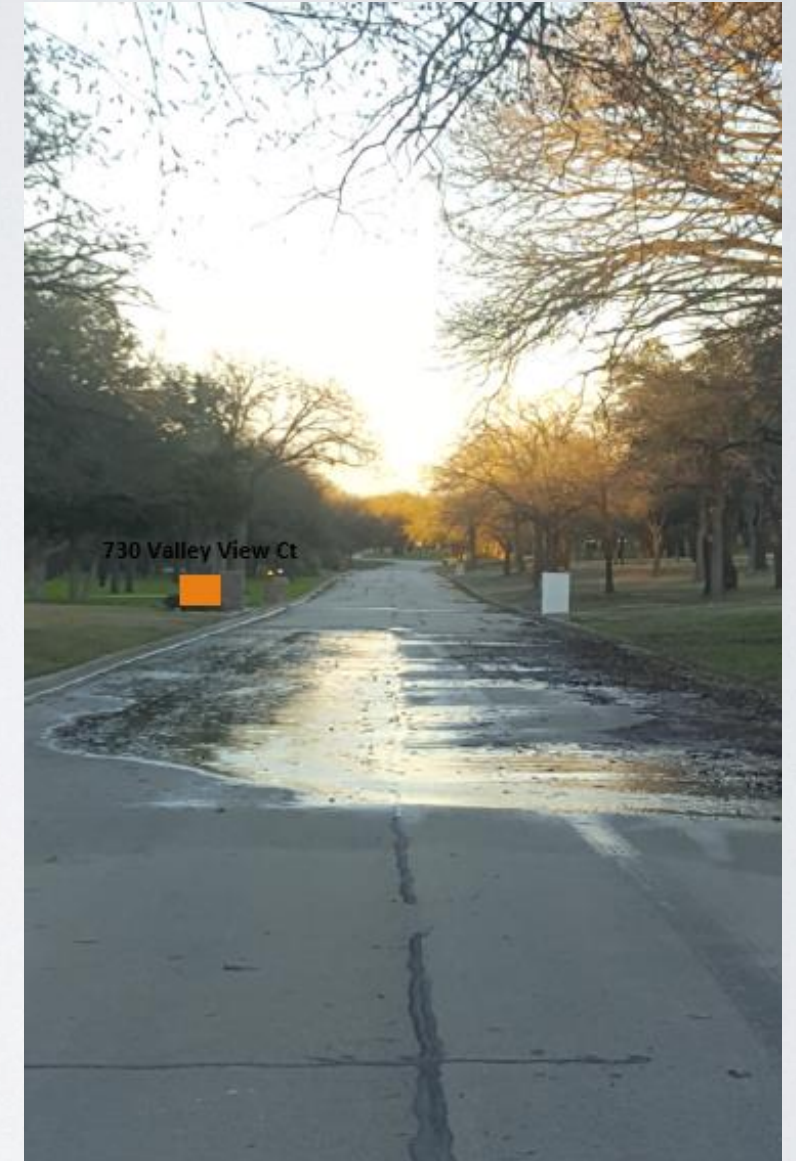
There are multiple water flows assailing the Valley View and Skyline streets and properties due to excess surface runoff.





CITY STREETS

# VALLEY VIEW



Per Google Earth: Using historical imagery, there has been standing water and debris on this portion of the road every day beginning Jan 2016.



# SKYLINE



Oct. 2018



May 2015



PROPERTY DAMAGE



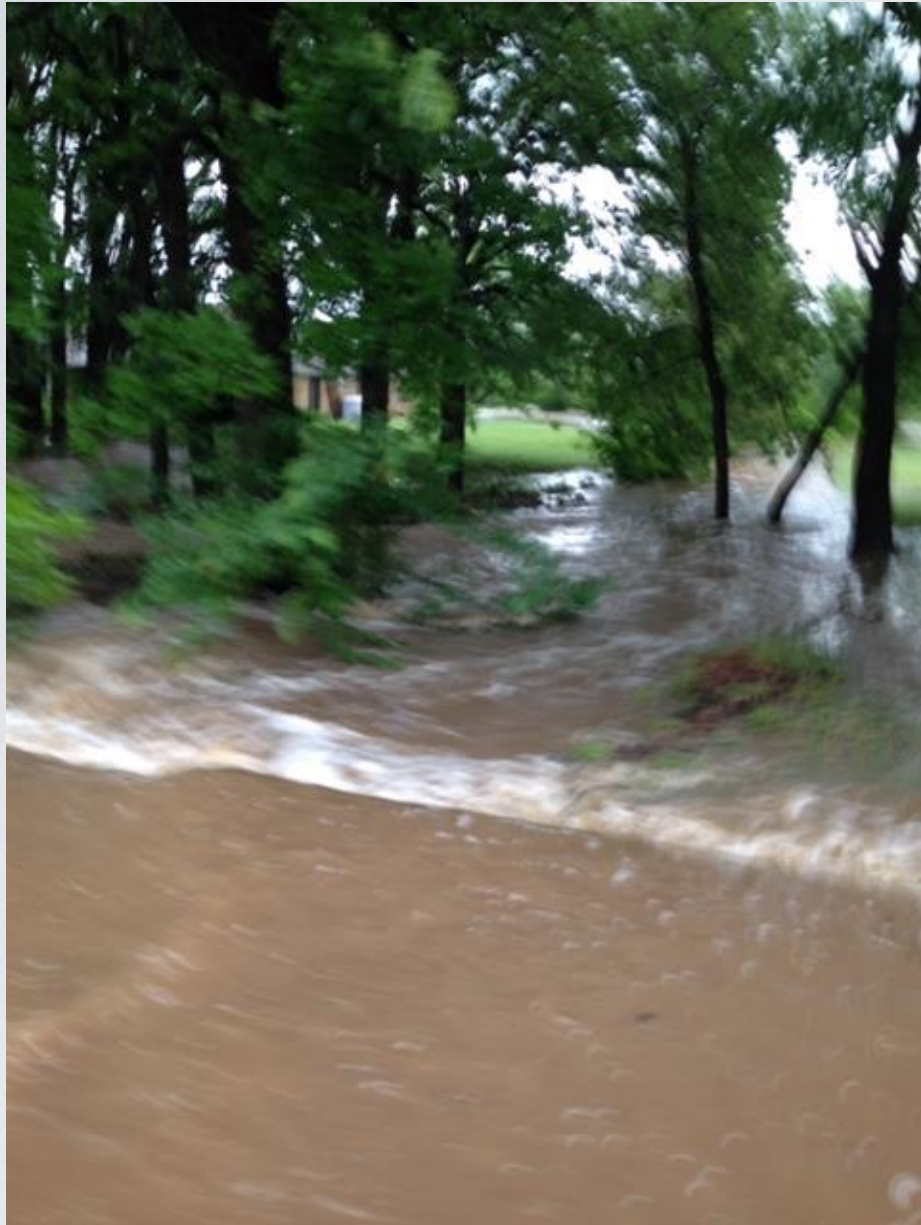
# 910 SKYLINE



May 2016



# 902 SKYLINE



May 2015



Spring 2018





# 920 SKYLINE



Oct. 2018



# 928 SKYLINE



June 2017





# 915 SKYLINE



Front Elevation



Facing back of Property



Side Yard Facing Skyline

Dates Vary



# 905 SKYLINE



Oct. 2018



# 704 VALLEY VIEW



Backside of property





# 730 VALLEY VIEW



Shed (with electricity) sitting in 2-3" of water at all times.



# MATH PROBLEM

From Pilot Knob  
Detention Pond to  
Valley View

Two 30" culverts

Two: 18" culverts



Pilot Knob drainage channels  
directly into Valley View





# STREETS FOR DRAINAGE

Water is channeled across the street to the North side of Valley View



In lieu of bar ditches on the south side of Valley View there are three 9' curb cuts draining directly onto Valley View





# STREETS FOR DRAINAGE

All Valley View runoff flows to a pond at Skyline and Valley View



A bar ditch on Skyline crosses under Valley View flowing to the same pond Valley View drains into

30"



18"



# MATH PROBLEM

From the pond, two culverts empty into a bar ditch on the west side of Skyline

Two 18"



The bar ditch now hits a single 18" culvert before turning under Skyline.

Brand new 18"

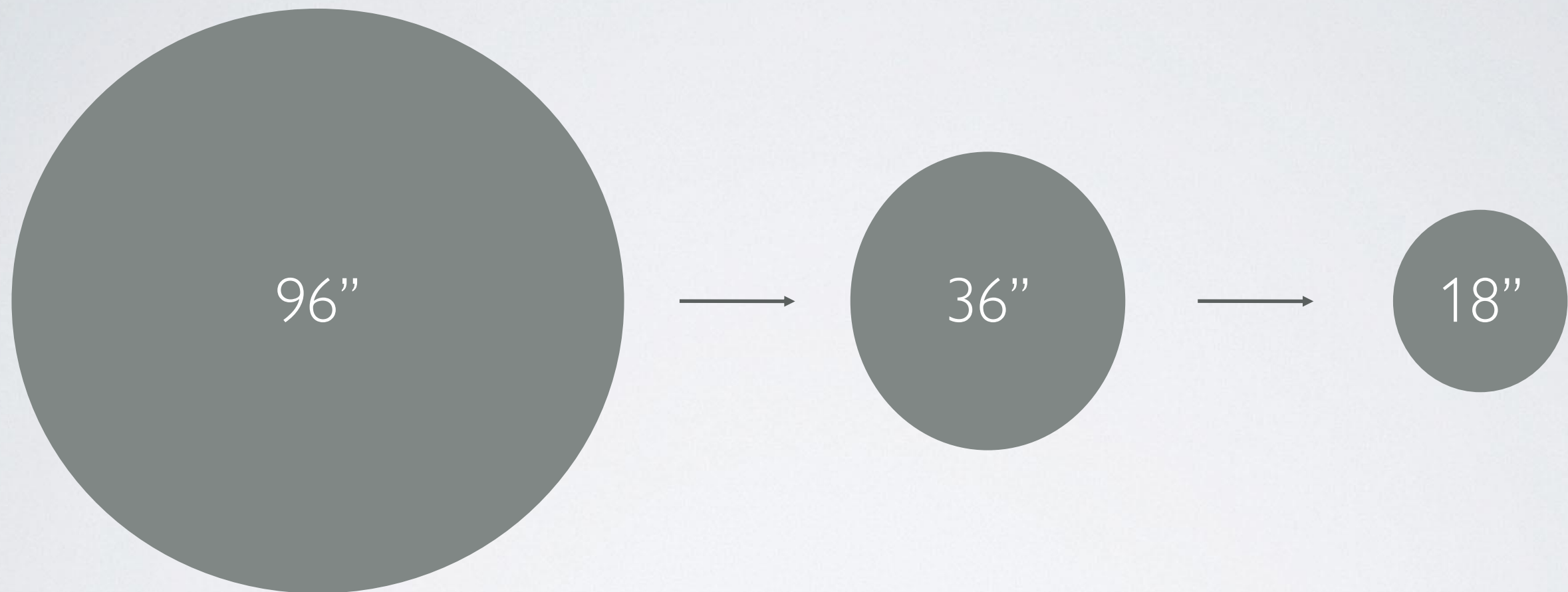




BY THE NUMBERS



# MATH PROBLEM?



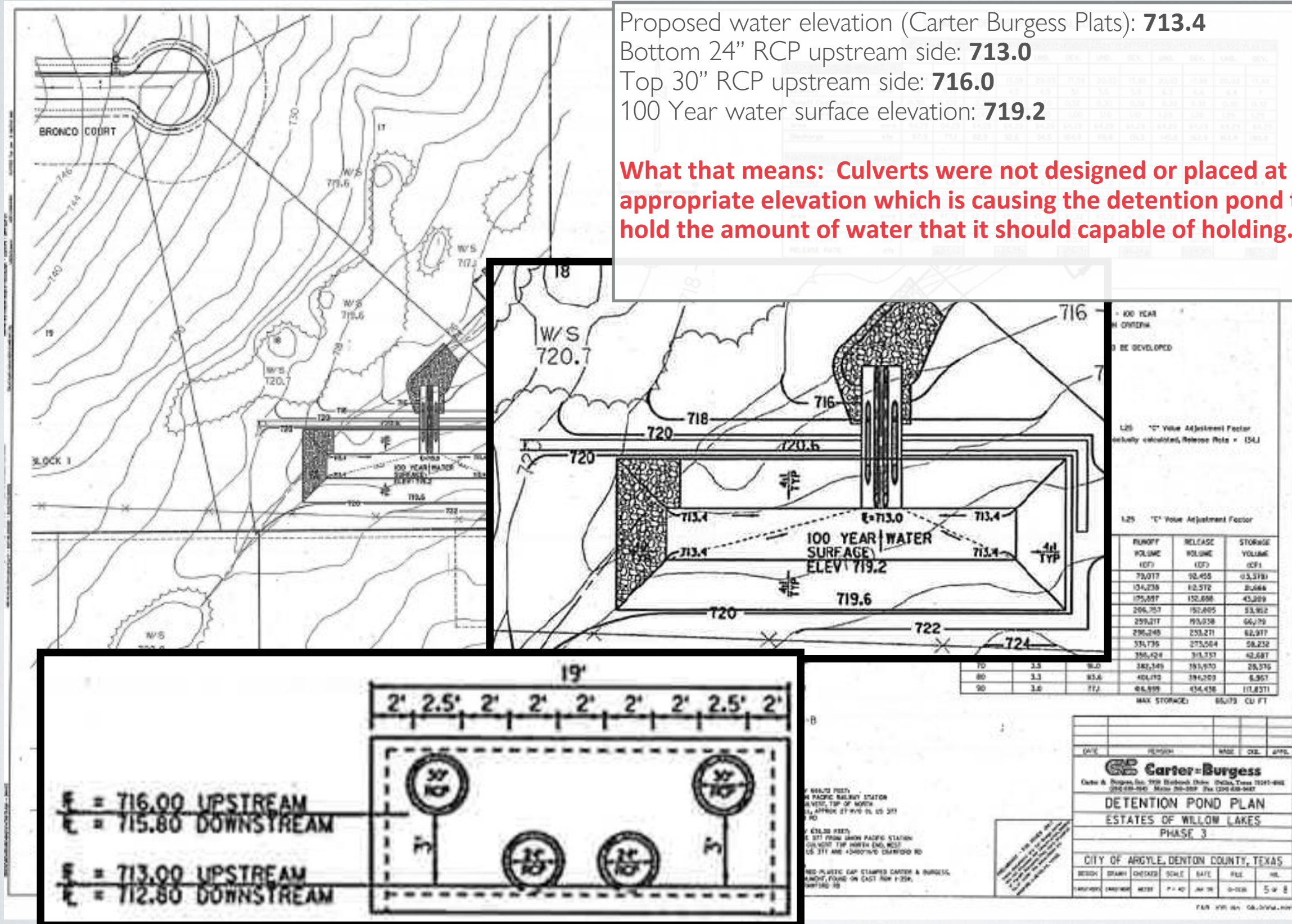


# TEXAS WATER CODE 11.086 – OVERFLOW CAUSED BY DIVERSION OF WATER

- (a) No person may divert or impound the natural flow of surface waters in this state, or permit a diversion or impounding by him to continue, in a manner that damages the property of another by the overflow of the water diverted or impounded.
- (b) A person whose property is injured by an overflow of water caused by an unlawful diversion or impounding has remedies at law and in equity and may recover damages occasioned by the overflow.
- (c) The prohibition of Subsection (a) of this section does not in any way affect the construction and maintenance of levees and other improvements to control floods, overflows, and freshets in rivers, creeks, and streams or the construction of canals for conveying water for irrigation or other purposes authorized by this code. However, this subsection does not authorize any person to construct a canal, lateral canal, or ditch that obstructs a river, creek, bayou, gully, slough, ditch, or other well-defined natural drainage.
- (d) Where gullies or sloughs have cut away or intersected the banks of a river or creek to allow floodwaters from the river or creek to overflow the land nearby, the owner of the flooded land may fill the mouth of the gullies or sloughs up to the height of the adjoining banks of the river or creek without liability to other property owners.



# DETENTION POND





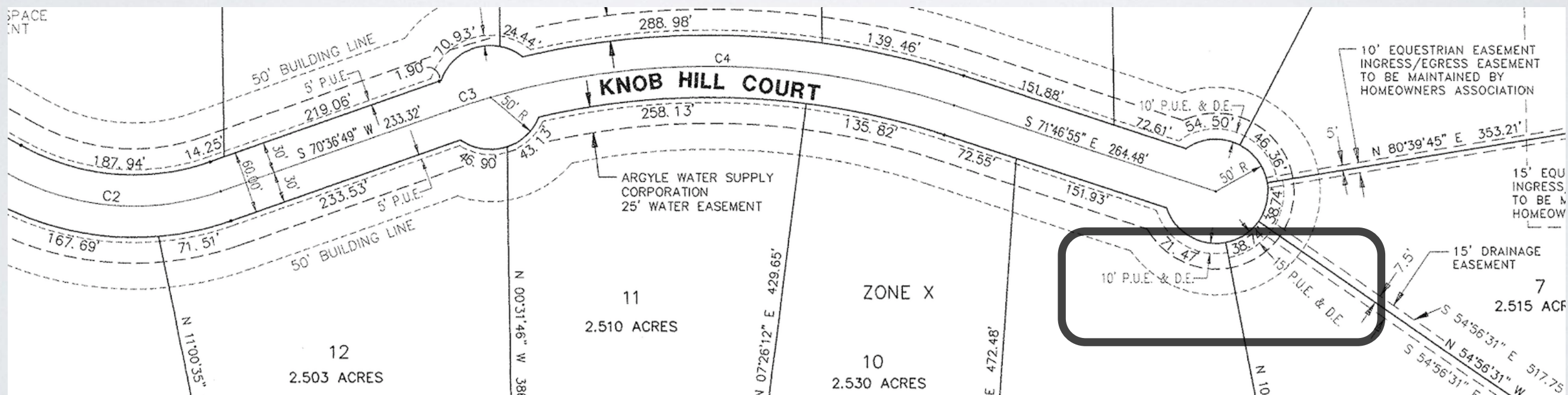
# KNOB HILL CT.

## Planned:

- 10 ft. drainage easement and 5 ft. utility easement on both sides of road.

## Actual state:

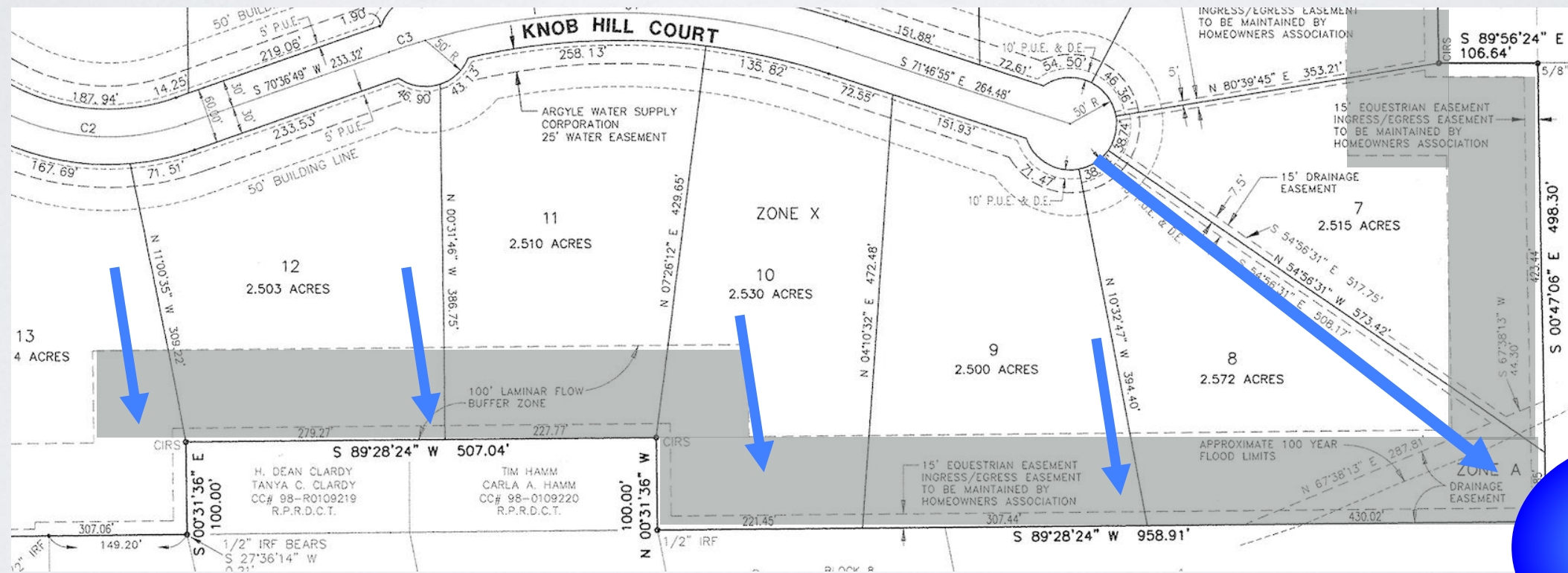
- There are no bar ditches and no drainage easements being utilized to Plat specifications on the south side of the street.
- Northside of the street uses drainage easement to the specifications.





# LAMINAR FLOW ZONE

Property owner shall prevent the channelization or concentration of runoff over or through the laminar flow buffer zone.



Reference Document: Final Plat of Estates of Pilot Knob; Phase 2; Page 22



# LAMINAR FLOW ZONE IMPACT

A new and substantial drainage ditch has formed along the abandoned equestrian, utility and 100 year laminar flow easements behind homes on the north side of Valley View. The new flows are flooding the backyard at 905 Skyline





# LAMINAR FLOW ZONE IMPACT

The new flows are flooding the backyard at 905 & 915 Skyline





# APPENDIX



# TOWN “FIX”

All of Skyline and Valley View bar ditches drain into the recently “repaired” and now a single 18’ culvert

Repair Design



Repair Results

